

MINUTES OF THE  
VINEYARD CITY COUNCIL MEETING  
240 East Gammon Road, Vineyard, Utah  
April 11, 2018 at 6:00 PM

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**Present**

Mayor Julie Fullmer  
Councilmember John Earnest  
Councilmember Tyce Flake  
Councilmember Chris Judd

**Absent**

Councilmember Nate Riley

**Staff Present:** City Manager/Finance Director Jacob McHargue, Public Works Director/Engineer Don Overson, Wastewater Manager Eric Christensen, City Attorney David Church, Sergeant Holden Rockwell with the Utah County Sheriff's Department, Community Development Director Morgan Brim, City Planner Elizabeth Hart, City Recorder Pamela Spencer, Building Official George Reid, Water/Parks Manager Sullivan Love, Planning Commission Chair Cristy Welsh

**6:00 PM**                      **WORK SESSION**

Mayor Fullmer opened the work session at 6:00 PM. Councilmember Flake gave the invocation.

**OPEN SESSION** – Citizens' Comments

Mayor Fullmer called for public comments. Hearing none, she closed the open session.

**MAYOR AND COUNCILMEMBERS' REPORTS/DISCLOSURES/RECUSALS**

No reports were given.

**STAFF AND COMMISSION REPORTS**

City Manager/Finance Director – Jacob McHargue – Mr. McHargue explained the process and reviewed the timeline for approving the 2018-2019 fiscal year budgets. He presented City Recorder Pamela Spencer with a plaque which included the International Institutes of Municipal Clerks' designation of Certified Municipal Clerk and a thank you card from City Council. Mr. McHargue reported that the Utah Government Finance Officers Association (UGFOA) and the Utah League of Cities and Towns (ULCT) conferences would be held this month.

Public Works Director/Engineer – Don Overson – Mr. Overson introduced Wastewater Manager Eric Christensen. Mr. Overson congratulated Mr. Christensen on his quick response to the city's sewer issue with Lift Station 1. Mayor Fullmer mentioned that she had received several emails of appreciation from residents. Mr. Overson said that the city took responsibility for the problem and was working with the residents who were affected. He gave a brief overview of the sewer problem. He said that eight homes were affected, two severely. He remarked that they were in the process of installing a Supervisory Control and Data Acquisition (SCADA) system and if they had already had it in place the backup would not have happened. He added that this was the only lift station that was not in a building.

Mr. Overson informed council that it would be another 30 days before the city would receive a decision from Union Pacific about their permit application for the Center Street Overpass. He

said the he would also be meeting with UTA for the air rights across their tracks. He reported that the grading plan had be completed for the Town Center area. He said that they were working to get the Oil Reclamation Area (ORA) material qualified to use under the overpass, which would save the city some money.

City Attorney – David Church – Mr. Church had no new items to report.

Utah County Sheriff’s Department – Sergeant Holden Rockwell – Sergeant Rockwell presented his quarterly report. Highlights of the report were:

Year 2017	Total Calls	Officer Generated Calls	Public Generated Calls	Incidents	Arrests	Traffic Stops	Violations	Citations
4 <sup>th</sup> Qtr.	1342	737	605	276	27	428	187	113
1 <sup>st</sup> Qtr.	1616	842	774	317	64	526	358	222

Sergeant Rockwell explained that past reports had included traffic stops, which was skewing their response times. He said that when he removed the traffic stops the response times went up. He stated that he would be putting some things in place that should lower the response time to under five minutes. One of those things would be hiring additional deputies that so there would be true 24-hour coverage in the city.

**Response Time 4<sup>th</sup> Qtr.**

Priority 1-2 response time 5:26  
 Priority 1-2 number of calls 174

**Response Time 1<sup>st</sup> Qtr.**

Priority 1-2 response time 5:30  
 Priority 1-2 number of calls 186

**Nature of Incidents 4<sup>th</sup> Qtr.**

Burglary/Theft 29  
 Assault/Domestic Violence 26  
 Drugs/Alcohol 13

**Nature of Incidents 1<sup>st</sup> Qtr.**

Burglary/Theft 17  
 Assault/DV 21  
 Drugs/Alcohol 35

Councilmember Judd asked about the rise in drugs and alcohol incidents. Sergeant Rockwell replied that drugs and alcohol were attributed to higher density, college students, more traffic stops, north area deputies helping, and being more proactive. Mayor Fullmer asked if there were fluctuations between quarters because of any outlying factors. Sergeant Rockwell explained that some of the 1<sup>st</sup> quarter DUI’s were from New Years’ Eve celebrations going past midnight as well as other parties.

Sergeant Rockwell reviewed the map showing where the incidences were occurring. Mr. Brim asked if most of the thefts were on construction sites. Sergeant Rockwell replied in the affirmative.

Community Development Director – Morgan Brim & Planning Commission Chair – Cristy Welsh – Chair Welsh had no new items to report. She thanked the Planning Department for their hard work. Mr. Brim reported that his department would be continuing to interview City Councilmembers, Planning Commissioners, and staff about their ideas for the General Plan. Councilmember Judd suggested that they identify individuals in the neighborhoods to interview. Mr. Brim replied that they were open to suggestions for people to interview. He reminded everyone that the General Plan Open House was scheduled to be held tomorrow at Franklin Preparatory Academy starting at 5:00 PM and running until 8:00 PM. He explained that there would be walk through exhibits and an opportunity to receive comments from the community.

He added that further into the General Plan process they would be interviewing stake holders about specific areas. He said that the Request for Proposal (RFP) for a consultant on the General Plan was ready to post.

Mr. Brim reported on current projects: There was a Starbucks site visit scheduled for next week and an O'Reilly Auto Parts site visit was scheduled for May 2. He was working on economic development and meeting with several companies.

City Recorder – Pamela Spencer – Ms. Spencer reported that Utah County had voted to run the 2018 election as an all Vote by Mail election

Building Official – George Reid – Mr. Reid reported that the Public Safety Building basement finish should be completed by the end of the month. He then presented his quarterly report.

Highlights were:

- Total revenue for 3<sup>rd</sup> quarter of FY 2018      \$312,916
    - Residential      \$229,288
    - Commercial      \$ 83,628
  - Fiscal year to date      \$1,350,00
  - Permits issued to date      525
  - Total units occupied      3,306
  - Population estimate      12,994
- Councilmember Judd asked about the breakdown of the residential and multi-family units. Mr. Reid replied that they were going to see more multi-family units.
- Active construction sites      525
  - Total inspections      2,802

Councilmember Judd asked if Mr. Reid knew how many homes were spec homes or homes that were sitting vacant once the Certificate of Occupancy had been issued. Mr. Reid replied that it was hard to track. He gave an example of the Lochs subdivision where they were mostly rental units and there were several that were vacant because of the time of year. City Planner Elizabeth Hart asked if each multi-family unit was considered an active construction site. Mr. Reid explained that for the apartments each building had its own permit and for the townhomes it depended on the ownership of the units.

Water/Parks Manager Sullivan Love – Mr. Love reported that the Timpanogos Special Service District (TSSD) Board was in the process of conducting interviews for the new Wastewater Plant Manager at TSSD. He reported that the pressurize irrigation pond in the 6-acre park should be online by next week. Councilmember Judd asked what the depth of the pond would be. Mr. Love replied that it would be about seven feet deep but would fluctuate slightly with use. He stated that the splash pad was running behind schedule. Mr. McHargue stated that staff was coordinating with Flagship Homes on a grand opening for the park. Mr. Sullivan mentioned concerns with using the park before the sod had a chance to take root. Councilmember Judd suggested that they send out social media reminders.

## **DISCUSSION ITEM**

### **6.1 PROCLAMATION – Bike Month**

Staff would like to have the mayor proclaim May as Bike Month.

Mayor Fullmer gave a brief explanation of Bike Month and then officially proclaimed May as Bike Month. She said that there would be various activities throughout the month of May for

residents to participate in and to help promote the city's trail system. Mr. McHargue added that there were businesses that would be supporting these events. He explained that there would be a booklet for residents to collect stamps in and to show their participation for possible prizes.

## **6:40 PM                      REGULAR SESSION**

Mayor Fullmer opened the regular session at 6:40 PM.

### **MAYOR'S APPOINTMENTS**

No items were submitted.

### **CONSENT ITEMS**

- a) Approval of the March 28, 2018 City Council Meeting Minutes
- b) Annual Municipal Wastewater Planning Program Report
- c) Purchase of Park Maintenance Equipment

Mayor Fullmer called for a motion.

**Motion:** COUNCILMEMBER JUDD MOVED TO APPROVE THE THREE CONSENT ITEMS. COUNCILMEMBER FLAKE SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, AND JUDD VOTED AYE. COUNCILMEMBER RILEY WAS ABSENT. MOTION CARRIED WITH ONE ABSENT.

### **BUSINESS ITEMS**

#### **9.1 DISCUSSION AND ACTION – Cancellation the April 25, 2018 City Council Meeting**

The mayor and City Council will vote to cancel the April 25, 2018 City Council Meeting due to a lack of a quorum.

Mayor Fullmer gave a brief explanation as to the reason for cancelling the meeting. She then called for a motion.

**Motion:** COUNCILMEMBER JUDD MOVED TO CANCEL THE APRIL 25, 2018 CITY COUNCIL MEETING. COUNCILMEMBER FLAKE SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, AND JUDD VOTED AYE. COUNCILMEMBER RILEY WAS ABSENT. MOTION CARRIED WITH ONE ABSENT.

#### **9.2 DISCUSSION AND ACTION – Rocky Mountain Power Easement**

City Manager/Finance Director Jacob McHargue will present an agreement with Lindon City for a Rocky Mountain Power Right-of-way Easement. The mayor and City Council will take appropriate action.

Mayor Fullmer turned the time over to City Manager/Finance Director Jacob McHargue.

Mr. McHargue explained that the city had been working with Rocky Mountain Power (RMP) to install a power line through the Town Center and still needed one more easement. He said that the easement would be through Lindon City's park property. He explained that they had negotiated a deal which included a dedication of up to 3-acre feet of water for their park. Mr. Overson mentioned that the utilities on the property would be served by Vineyard. Mr. McHargue added that the city was working on an agreement for utility sharing.

Mayor Fullmer asked for an update on getting power to the street lights. Mr. Overson answered that it was frustrating because RMP kept changing the requirements for their permits. He said that staff had already been working with them for over 3 months and RMP still had not set the

meter and made the connection for the lights on Mill Road and 400 North. He explained the process he had gone through. Councilmember Judd asked if staff had reached out to the State representatives. Mayor Fullmer asked if they had reached out to RMP's Public Relations person. Mr. McHargue stated that he would reach out to them. Mr. Overson reiterated his frustration in working with RMP.

Mr. McHargue stated that staff was recommending approval of the agreement. Mayor Fullmer asked if it would be beneficial to hold the approval of the agreement until they had worked things out with RMP. Mr. Overson felt that the council needed to approve the agreement because they had been working in Lindon City and would like to get it approved through their council.

Mayor Fullmer called for a motion.

**Motion:** COUNCILMEMBER FLAKE MOVED THAT COUNCIL AGREE TO THE AGREEMENT WITH LINDON FOR THE ROCKY MOUNTAIN POWER EASEMENT AND ALLOW CITY MANAGER JACOB MCHARGUE TO SIGN IT. COUNCILMEMBER EARNEST SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, AND JUDD VOTED AYE. COUNCILMEMBER RILEY WAS ABSENT. MOTION CARRIED WITH ONE ABSENT.

#### **CLOSED SESSION**

Mayor Fullmer asked if there was any reason to go into a closed session.

**Motion:** COUNCILMEMBER JUDD MOVED TO GO INTO A CLOSED SESSION FOR A STRATEGY SESSION TO DISCUSS THE PURCHASE, EXCHANGE, OR LEASE OF REAL PROPERTY FOLLOWING THE RDA MEETING. COUNCILMEMBER FLAKE SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, AND JUDD VOTED AYE. COUNCILMEMBER RILEY WAS ABSENT. MOTION CARRIED WITH ONE ABSENT.

Mayor Fullmer called for a motion to go into the Redevelopment Agency meeting.

**Motion:** COUNCILMEMBER JUDD MOVED TO GO INTO THE RDA MEETING AT 6:50 PM. COUNCILMEMBER FLAKE SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, AND JUDD VOTED AYE. COUNCILMEMBER RILEY WAS ABSENT. MOTION CARRIED WITH ONE ABSENT.

The city council meeting reconvened at 7:32 PM.

#### **ADJOURNMENT**

Mayor Fullmer called for a motion to adjourn the City Council meeting.

**Motion:** COUNCILMEMBER FLAKE MOVED TO ADJOURN THE MEETING AT 7:32 PM. COUNCILMEMBER EARNEST SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, AND JUDD VOTED AYE. COUNCILMEMBER RILEY WAS ABSENT. MOTION CARRIED WITH ONE ABSENT.

MINUTES APPROVED ON: May 9, 2018

CERTIFIED CORRECT BY: /s/ Pamela Spencer  
PAMELA SPENCER, CITY RECORDER